

CHAPTER 13. OPEN SPACE DISTRICT

Section EV3.1301 Intent

The Open Space District creates and preserves areas for limited development which are not suited for permanent occupancy or intensive uses due to some specific characteristic of the land. Such lands may be subject to environmental hazards, may contain resources requiring preservation, or may be designated as suitable for recreational open space. Publicly owned land and uses of a predominantly open nature are included in this district.

Section EV3.1305 Locational Standards

- (a) The area consists of land under public ownership.
- (b) The area consists of privately owned land when use of **said** land would endanger public health, safety and welfare due to topographic constraints or environmental hazards.
- (c) The area consists of a buffer separating industrial or commercial districts from residential districts.

Section EV3.1310 Permitted Land Uses

The following uses are permitted within the Open Space District. New construction shall require Commission Review and Approval as established in the Redlands Municipal Code. Determinations regarding similar uses not specifically listed shall be made pursuant to §EV3.0135(b).

- (1) Agriculture, including orchards, groves, nurseries, field crops, tree crops, berry corps, bush crops, truck gardening and commercial flower growing.
- (2) Cultural, Entertainment and Recreational Facilities, including but not limited to:
 - Arboretums, rose gardens, botanical gardens
 - Golf courses
 - Hiking, bicycle, and equestrian paths and trails
 - Parks, playgrounds, athletic fields
- (3) Flood control structures
- (4) One (1) dwelling unit on the same parcel of land as a permitted use needing continual supervision, to be occupied exclusively by a caretaker and his family.

Section EV3.1315 Prohibited Uses

Any use not listed as permitted or conditionally permitted is prohibited in the Open Space District.

Section EV3.1320 Development Standards

- (a) No minimum lot area shall be required.
- (b) No minimum lot dimensions shall be required.
- (c) Maximum coverage by structures shall be five (5%) percent of the lot area.
- (d) Buildings and structures shall have a maximum height of fifteen (15) feet.
- (e) Minimum building setbacks shall be as follows:
 - (1)

Front yard	25 feet
Street side yard	25 feet
Interior side yard	10 feet
Rear yard	20 feet
 - (2) Where front or side street is designated as a Special Landscaped Street in Section EV4.0115 (a), see Section EV4.0115 for setback and landscaping requirements.
- (f) For requirements on walls, fences, lighting, access, parking, signs and other design standards, the provisions of Division 4 shall apply.